

**MANAGEMENT CERTIFICATE
OF
BLACKLAND RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Blackland Ranch Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Blackland Ranch.
2. The name of the Association: Blackland Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Bell County, Texas, made subject to that certain Blackland Ranch Master Covenant [Residential] recorded under Document No. 2023030284, Official Public Records of Bell County, Texas, as the same may be amended from time to time (the “**Covenant**”), by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Blackland Ranch Residential Community, Inc., c/o RealManage, 9601 Amberglen Blvd., Suite 150, Austin, Texas 78729.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Blackland Ranch Residential Community, Inc., c/o RealManage
Attention: Community Manager
Mailing Address: 9601 Amberglen Blvd., Suite 150, Austin, Texas 78729
Telephone Number: 866-473-2573
Email Address: service@ciramail.com
7. Website to access the Association’s dedicatory instruments:
<https://www.ciranet.com/ResidentPortal>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00

Transfer Fee - \$325.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

BLACKLAND RANCH RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]

Name: Dustin King

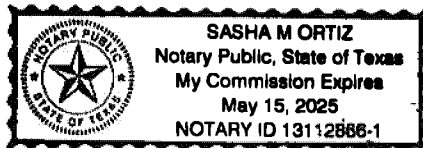
Title: President

THE STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me on the 29 day of June, 2023, by
Dustin King, President of Blackland Ranch Residential Community, Inc., a Texas nonprofit corporation,
on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Blackland Ranch Master Covenant [Residential], recorded under Document No. 2023030284 in the Official Public Records of Bell County, Texas.
2. Blackland Ranch Development Area Declaration [Residential] recorded under Document No. 2023030307, Official Public Records of Bell County, Texas.
 - a. Blackland Ranch First Amendment to Development Area Declaration [Residential] recorded under Document No. 2023039502, Official Public Records of Bell County, Texas
3. Blackland Ranch Development Area Declaration [Townhomes] recorded under Document No. 2023030310, Official Public Records of Bell County, Texas
4. Blackland Ranch Adoption of Working Capital Assessment, recorded under Document No. 2023030311, Official Public Records of Bell County, Texas.
5. Blackland Ranch Community Manual, recorded under Document No. 2023037588, Official Public Records of Bell County, Texas.
6. Blackland Ranch Notice of Applicability [Residential] recorded under Document No. 2023030542, Official Public Records of Bell County, Texas.
7. Blackland Ranch Notice of Applicability [Townhomes] recorded under Document No. 2023030543, Official Public Records of Bell County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE

BLACKLAND RANCH RESIDENTIAL COMMUNITY, INC.



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2023039534

As

CERTIFICATE

Recorded On: September 01, 2023

Parties: BLACKLAND RANCH RESIDENTIAL COMMUNITY INC

To BLACKLAND RANCH

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
Total Fees:	\$19.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

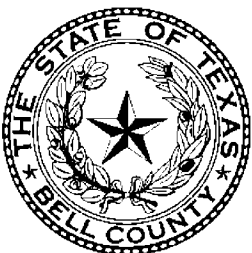
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023039534
Receipt Number: 363884
Recorded Date/Time: 09/01/2023 12:19:45 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk